

Staff Summary Report



Development Review Commission Date: 07/10/07

Agenda Item Number: 6

SUBJECT: This is a request for a Preliminary Subdivision Plat for WASH WIZARD AUTO SPA located at 1845 East University Drive.

DOCUMENT NAME: DRCr_WashWizard_071007

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **WASH WIZARD AUTO SPA (PL060601)** (Mobile Oil Corporation, owner; Sam Hanna, Hanna Development, Inc, Applicant) for a Preliminary and Final Subdivision Plat of +/- 1.11 acres located at 1845 East University Drive in the PCC-1, Planned Commercial Center Neighborhood District. The request includes the following:

SBD07022 – Preliminary and Final Subdivision Plat totaling +/- 1.11 acres.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

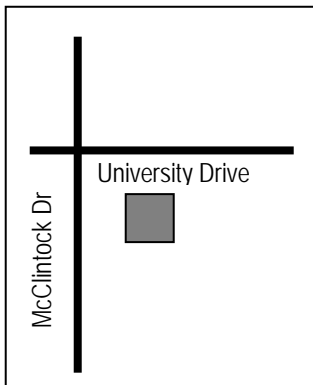
A handwritten signature in black ink, appearing to be 'LC' or similar initials, located next to the 'REVIEWED BY' line.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1-2.

ADDITIONAL INFO:



Gross site area
Lots
Zoning

1.11 acres
2 replatted into 1
PCC-1 Planned Commercial Center

ATTACHMENTS:

1. List of Attachments
2. Comments / Reason for Approval / Conditions of Approval

- A. Location Map
- B. Aerial Photo
- C. Letter of Explanation
- D. Subdivision Plat

COMMENTS:

This is a request for a Preliminary and Final Subdivision Plat for WASH WIZARD AUTO SPA to combine two lots into one. This request is in conformance with conditions 7 and 8 of the approval for case ZUP06062 for a Use Permit to allow an automatic car wash and DPR06111 Development Plan Review, including building elevations, site and landscape plans, for 5,544 s.f. of building area. The proposed request has access to a public street and meets the technical standards of the City Code Chapter 30, Subdivisions. Staff recommends approval of this request with conditions.

REASON(S) FOR APPROVAL:

1. The request meets the technical standards of the City Code Chapter 30, Subdivisions.

CONDITION(S) OF APPROVAL:

1. The Subdivision Plat for WASH WIZARD AUTO SPA shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before August 2, 2008. Failure to record the plan within one year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

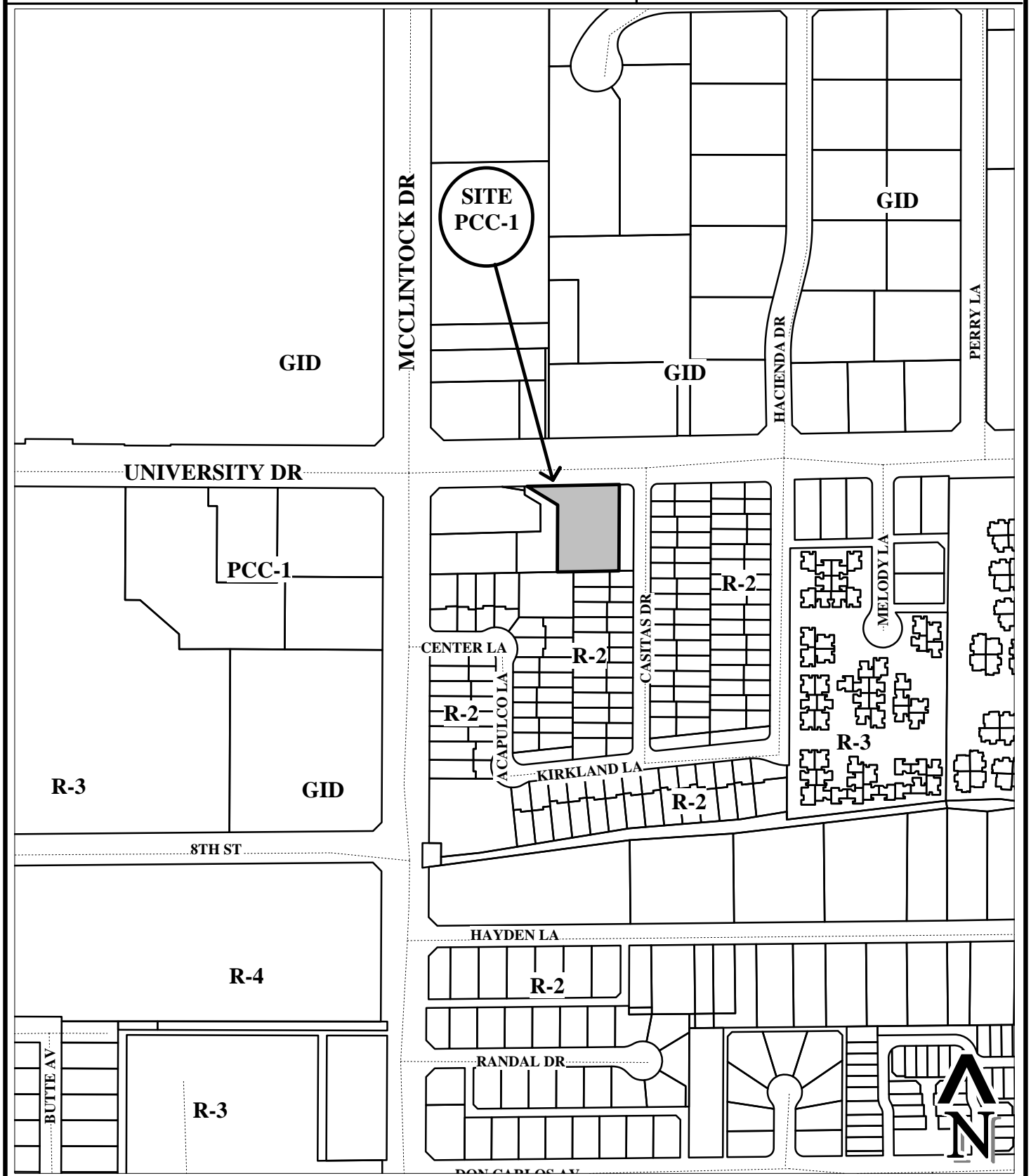
NONE

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments

WASH WIZARD AUTO SPA

PL060601



Location Map



WASH WIZARD AUTO SPA (PL060601)

HANNA DEVELOPMENT, INC.



1310 E. Apache Blvd., Suite 105
Tempe, Arizona 85281 U.S.A.

CarWash Technology... Wash Process Engineering™

Tel: (480) 966-1210
(800) 52-HANNA
Fax: (480) 966-2066

July 2, 2007

B Y F A X **PAGE 1 OF 1**

Mr. Ryan Levesque, Development Services Dept.
CITY OF TEMPE
31 E. 5th St., Garden Level
Tempe, AZ 85281 / Tel: (480) 350-8331 / Fax: (480) 350-8872


**RE: EXPLANATION LETTER: PRELIMINARY AND FINAL SUBDIVISION PLAT
WASH WIZARD AUTO SPA PROJECT / Number: PL060601 / DS060935
1845 and 1849 E. University Drive**

Dear Mr. Levesque:

1. The applicant has purchased the subject lots, and has obtained a conditional use permit to develop the "Wash Wizard Auto Spa" project.
2. One of the conditions issued by the staff summary report requires that the two existing lots be combined into one parcel.
3. The engineered plat was submitted to your office on June 1, 2007.
4. We are requesting approval of the plat, and subsequent recording with Maricopa County.

Please contact me if you need additional information regarding this request.

Sincerely,
HANNA DEVELOPMENT, INC.


Sam Hanna, P.E.
President

July 31, 2007 -- 9:25am
165-0368 (JCS) Hurdle - Per Plaintiff's Affidavit, CTSX007-2 000271

DSXXXXXX

SEAL

DO NOT OPEN THIS TUBE UNTIL TOLD TO DO SO BY THE NUCLEAR POWER PLANT OPERATOR.
502-263-1100
NUCLEAR POWER PLANT
WALL COLLECT

JOB NO. 06-170

2 OF 2

TEMP. LOG NUMBERS: DS 00000 EN 000000

RECXXXXXX

SBD-XXXXXXX

XXXXXX

DSXXXXX

SBD-XXXX.XX

RECEIVED

 Metro/Land Consultants, LLC		1450 N. CENTRAL AVE., SUITE 250 HOUSTON, TX 77004 TEL: 282 393 2000 FAX: 282 393 2001	
DESIGN: N/A	DRAFTING: MLC	CHECKED: MLC	DATE: JAN 2007

FINAL PLAT
WASH WIZARD AUTO SPA
1845 EAST UNIVERSITY DRIVE
TAMPE ARIZONA

REVISIONS	
DATE	DESCRIPTION

